



REQUEST FOR BIDS OAK RIDGE HEIGHTS LOTS

**Lot #48 in Oak Ridge Heights
Parcel #: #1303355016**

This lot will be sold by sealed bid by the City of Denison, Iowa. The city retains the right to refuse any and all bids. Any provisions not met within the document will resort in loss funds used to purchase property and said property above will revert back to the City of Denison.

Lot will not be surveyed by the city. Bidders shall submit their bids in a sealed envelope clearly marked "Bid for City Property – Oak Ridge Heights, Lot #48" to the City Clerk. **Deadline for sealed bid is April 23, 2024 at 11:59 a.m.** The property is zoned Residential. A minimum bid of \$1000 is required to be considered. A structure(s) must be started within twelve (12) months from date of closing. Structure must be built and completed within two (2) years from date of closing. A Licensed and Bonded Contractor/Builder must be hired for the construction of the residential structure.

PETITIONER INFORMATION

Name: _____

Phone: _____

Address: _____

Email: _____

Address / Location of City-Owned Property: _____

Estimated Value of Building Construction on Property: _____

Your bid must include the following in order to be considered:

1. Price you are offering for the property; and
2. A statement of intent to build a new residential dwelling and a simple site plan or sketch of a new house(s) showing the following:
 - a. All new one-family dwellings shall have a minimum of 1,600 square feet of living area excluding basements, breezeways, and garages.

- b. All one-family dwellings shall have a minimum two-stall garage which must be a minimum 18 feet by 20 feet.
 - c. No cut trees, timber, debris, rocks, stones, contaminated soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street at the time of the issuance of an occupancy permit and removal of same shall be required prior to issuance of any occupancy permit.
 - d. Soil Preservation and Final Grading. No certificate of occupancy shall be issued until final grading of said lot has been completed.
 - e. Lot Drainage. The property shall be graded so as to provide positive drainage away from the dwelling and shall be coordinated with the general storm drainage pattern for the area.
 - f. Hard surfaced driveway must be installed.
 - g. Lot must be sodded or seeded upon completion of structure.
 - h. Building permits are required through the City of Denison.
3. A loan pre-qualification letter from a bank stating that the lender is tentatively willing to lend the amount necessary to construct the intended residential structure.
 4. Failure to submit any materials or comply with the requirements of this bid proposal may result in the bid being deemed nonresponsive and rejected.

Structures on this property must comply with all local and state building codes and are subject to inspections by the City of Denison Building Inspector.

Process:

1. Award of Bid. The bid will be awarded to the highest responsive and responsible bidder complying with the conditions set forth herein, provided the bid is in the best interest of the City. The property will be conveyed “as is” via quit claim deed subject to easements and encumbrances of file. Buyer is responsible for any and all abstract fees and for choosing an attorney of your choice to get an updated Title of Opinion.
2. The successful bidder will be responsible for all private and public utility connections, all permit fees, and complying with all City ordinances, codes and regulations.
3. The successful bidder must execute a purchase agreement on a form prepared and approved by the City.

I understand the conditions and process for purchase of City property and that this sale must be approved by the City Council at a public hearing. Consideration of a bid is based on the intended use of the property and the amount of the bid. Payment shall occur prior to transfer of the deed. My current bid for the above-described property is as follows:

If any plans for the dwelling exceeds requirements listed previously in this document, please note that information here:

Bid Amount: \$ _____ **Date:** _____

Signed: _____
Petitioner(s)

The City reserves the right to reject any/all bids and to waive any/all technicalities.